



HEARNES

WHERE SERVICE COUNTS

A spacious three bedroom semi detached house located in a popular residential and school catchment location within easy reach of Bournemouth Town Centre and main transport links. The property features off road parking, a spacious corner plot garden and now offers the opportunity for further modernisation and updating. The property further benefits from three generously sized bedrooms, a kitchen/dining room and off road parking.

On entering the property a hallway, with stairs leading to the first floor landing, opens into a spacious living room which in turn opens to a generously sized kitchen/dining area with double doors opening onto the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances. The ground floor accommodation is complete with a useful conservatory/utility area which also overlooks and leads to the rear garden.

Situated on the first floor are the property's three bedrooms, all of which are generous in size with the master bedroom including a feature bay window. Completing the accommodation is a family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally a particular feature of the property is the spacious corner plot rear garden offering a large area laid to lawn with a seating area adjoining the rear of the property whilst there is the further benefit of off road parking.

EPC RATING:D

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



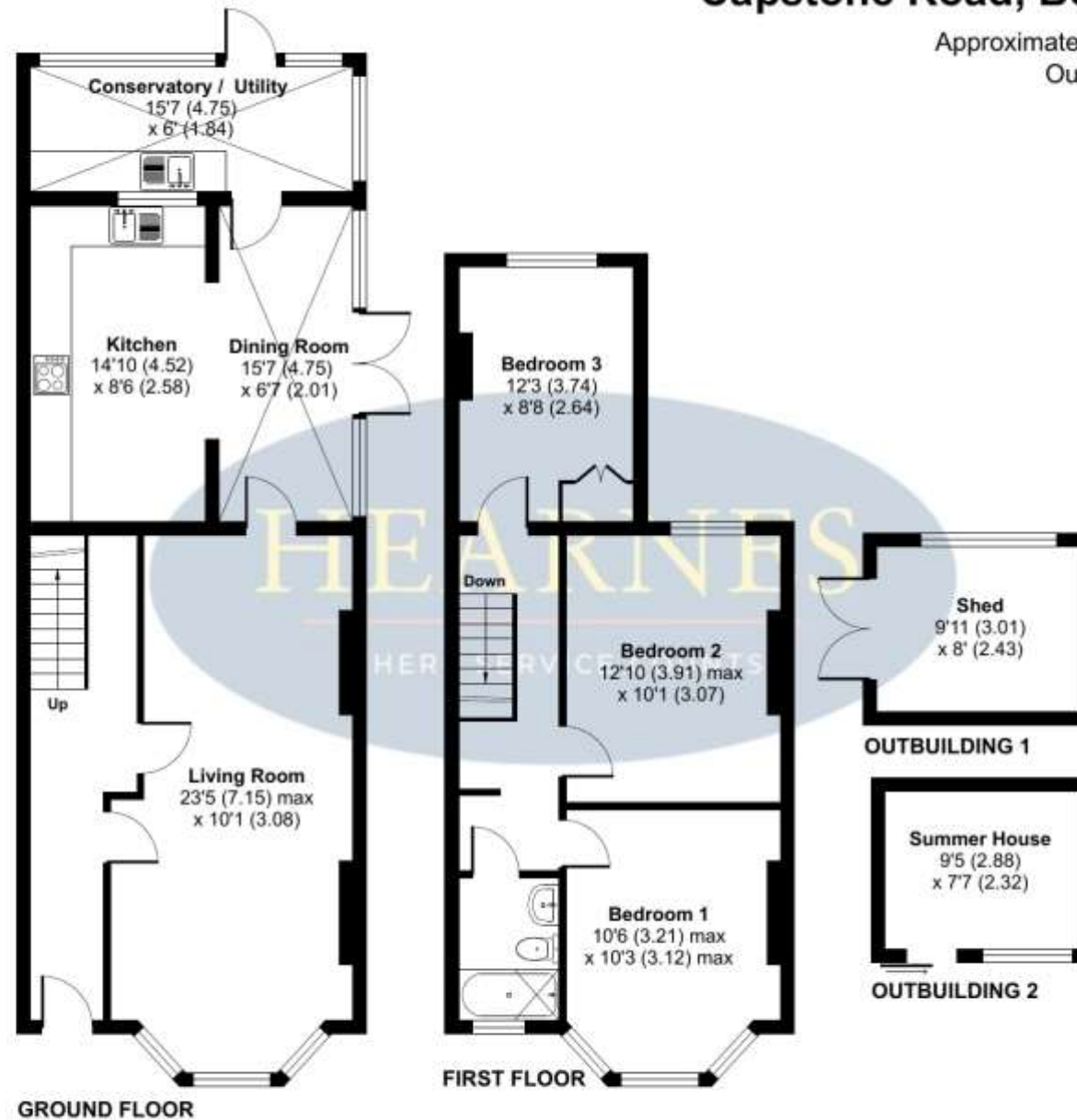
Capstone Road, Bournemouth, BH8

Approximate Area = 1226 sq ft / 113.8 sq m

Outbuildings = 151 sq ft / 14 sq m

Total = 1377 sq ft / 127.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1350753

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